

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

10-358

Orleans

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EAS.431

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Kingsbury Beach Road Area

Photograph



Address: 1045 Kingsbury Beach Road

Historic Name: Philip M. Smith House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1937

Source: Kingsbury Beach Area Form, EAS.O

Style/Form: Colonial Revival/ Full Cape

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (Photo 2, post-1971)

Major Alterations (*with dates*):

Gable-roofed dormers, front roof slope (2016)

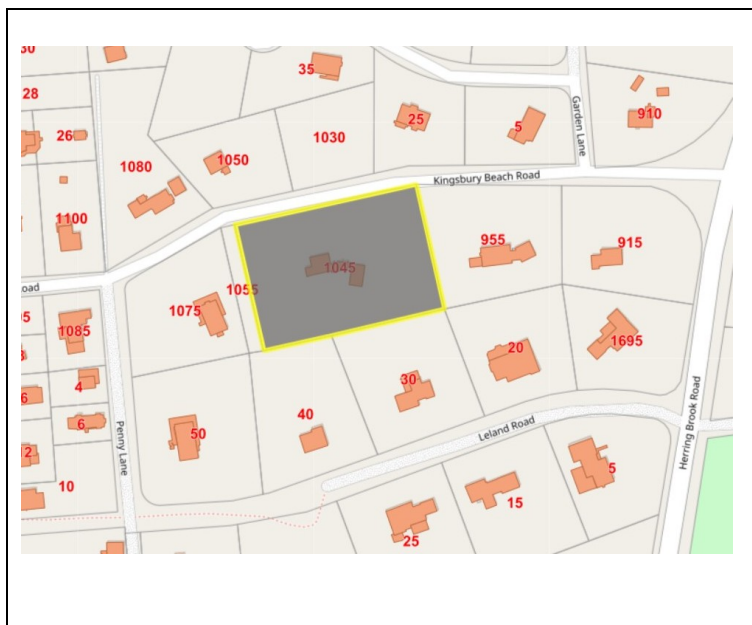
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.37 acres

Setting: This parcel is located at the west end of Kingsbury Beach Road near Kingsbury Beach. The surrounding area includes mid-20th century subdivisions of small cottage lots close the beach. The immediate area around this house includes larger parcels with houses built from the mid-20th to early-21st century. This house is set back on a parcel the slopes up gently from the street. The parcel is left largely open in front of the house with informal landscaping, and a gravel driveway leads to a detached garage.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Philip M. Smith House, built in 1937, is a good example of a Colonial Revival-style Full Cape.¹ The Colonial Revival style began in the late-19th century with a new interest in the country's own architecture of the Colonial-era and early Republic, and was a style that remained popular well into the 20th century. In this case, the features which are most characteristic of the Colonial Revival style (in this case evoking Greek Revival-style architecture) are the front entrance surround with its broad pilasters (flat columns) and transom lights above; and the gable (or doghouse) dormers with cornices that have partial returns across the gable ends (intended to evoke Greek temple forms).

The elevations are clad in large-scale wood shingles with plain cornerboards. The roof is clad in asphalt shingles with a broad frieze board spanning across the front elevation. Fenestration consists primarily of modern, thermal 6/6 double-hung sash. The 6/6 muntin pattern would almost certainly have been employed originally. A small, one-story side ell connects to a breezeway which, in turn, connects to a garage with a lean-to roof form (Photo 2).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The land along Kingsbury Beach Road was owned in large part by five families - moving roughly from east to west, those of Benjamin Higgins and Edward C. Clark, Richard F. Smith, Philip M. Smith, and Nathaniel Smith.² Kingsbury Beach Road achieved its present extent and route by the 1920s when beach house development along Cape Cod Bay in Eastham gathered momentum. Prior to this point the land had been farmed. As is the case along other beach roads in the town (e.g. Campground Road), a few 19th century farmhouses remain in the dense mix of 20th-century resort development as landmarks to an earlier time when the town was still quite rural.

In 1923, Francis W. Smith, the son of Nathaniel Smith (1810-88), sold to Leroy K. Houghton of West Roxbury 39 acres of land on Cape Cod Bay. The next year, Houghton created the first subdivision of 111 lots north of Kingsbury Beach Road from the 39-acre tract. This house was one of the few houses built before WWII outside of Houghton's subdivision.

¹ Cape is a form, not an architectural style.

² This summary of Kingsbury Beach's development is derived in large part from the 2005 MHC Area Form for Kingsbury Beach, EAS.O.

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This house was built by Philip M. Smith (1879-1955). He was the son of Luther B. Smith, a fisherman who moved to Worcester, where he became a fish dealer, but by 1890 had returned to Eastham and, according to Barnstable County historian Simeon Deyo, was "a garden farmer at his native place in Eastham." His son Philip M. Smith was among other members of the Smith family who had a hand in the configuration of Kingsbury Beach Road.

Only five 20th-century houses on the road outside of Houghton's subdivision were built before WWII, including this house. In 1936, Philip M. Smith sold a parcel with 125 feet of frontage on the south side of Kingsbury Beach Road to Leland Kenneth and Marion B. Spink.³ Leland Spink was born in Nebraska in 1899, and worked for the Tulsa, OK branch of the Foxboro Company, which made recording, indicating, and control instruments. In 1928, he transferred to the company's Foxboro, MA headquarters, where he became an authority in flow measurement and control. Spink married Marion Thayer, daughter of the mechanical engineer Lester Thayer of Winthrop, in Boston in 1933. The couple had no children. By 1937, the Spinks had moved to Foxboro, and they acquired another, larger parcel from Philip M. Smith in Eastham that surrounded the .42-acre piece they bought the year before.⁴ On that lot, roughly 1.5 acres with 300 feet of frontage, they built this Cape in 1937. The house is shown on the 1938 United States Geological Survey (USGS) aerial survey (Photo 3). The house likely had a gladioli garden - raising that flower was, with chess, one of Leland Spink's main avocational interests at his Eastham summer retreat. The house became, purportedly, one of the earliest year-round residences on Kingsbury Beach Road.

In 1940, Leland Spink acquired 9.92 acres surrounding their property from Philip M. Smith extending from Herring Brook Road on the east to the western boundary of Leroy Houghton's subdivision on the west.⁵ Two years after Leland Spink's death in 1957, his widow Marion platted a subdivision of fourteen lots on this acreage, a plan that shows her home approximately in the center of a 1.44-acre lot (Figure 2).⁶ The plan created two lots east and one lot west of her home on Kingsbury Beach Road and ten lots to the south, and it created a road forty feet wide between those ten lots that connected with Penny Lane. Not labeled on the plan, it is now Leland Road, named for her husband. Her own 1.44 acre-lot is the largest.⁷ After Marion Spink's death in Eastham in 1981, the property passed to her relative Paul I. Thayer of Wakefield (a nephew or stepbrother), who with his wife Elsie, placed 1045 Kingsbury Beach Road in trust in 1996. The house remains in the Thayer family.

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³ Barnstable County Registry of Deeds, Book 517/ Page 581.

⁴ Book 525/ Page 501.

⁵ Book 575/ Page 325.

⁶ Plan Book 160/ Page 5.

⁷ The Spinks also owned 4+ acres on the north side of Kingsbury Beach Road, including two sizeable bogs, but nothing was built on this land before it was sold in 1971.

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Figure 1. Assessor Sketch.



Photo 2. View from Kingsbury Beach Road, looking south.



Photo 3. Detail of 1938 USGS aerial survey (arrow to 1045 Kingsbury Beach Road added).

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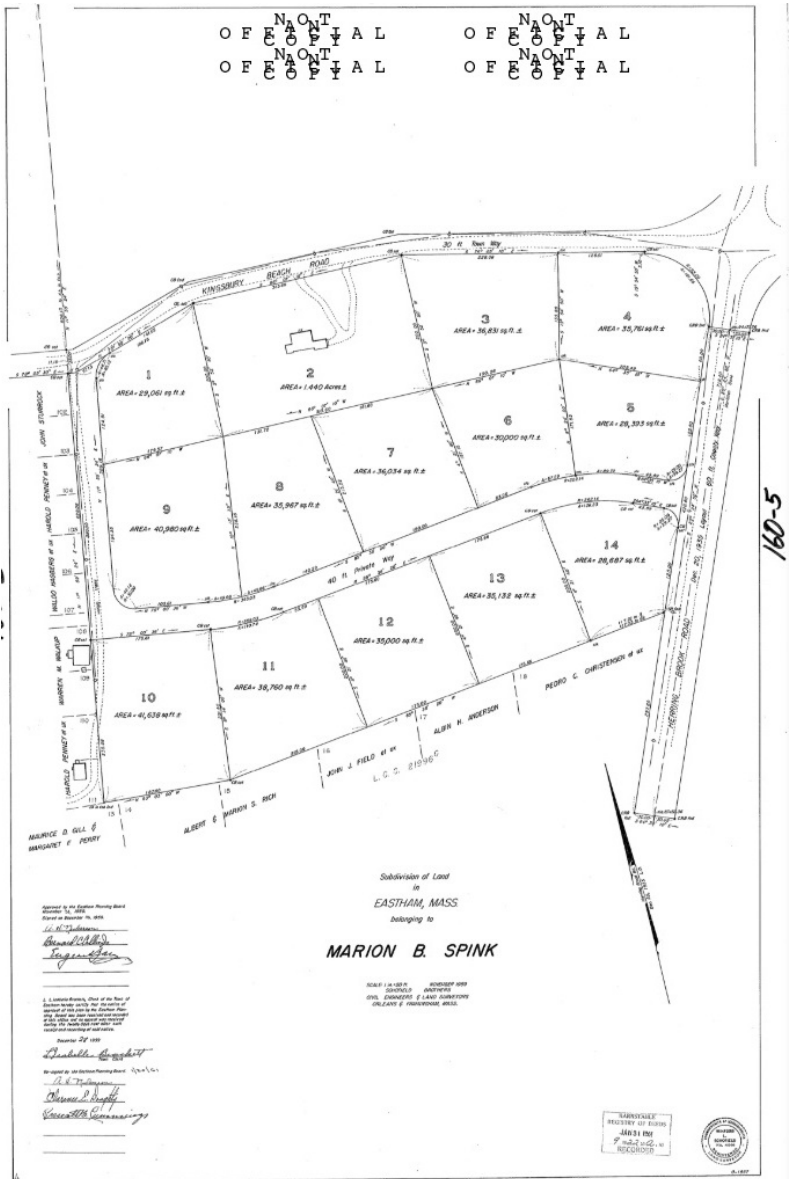


Figure 2. 1959 subdivision plan, Plan Book 160/ Page 5.